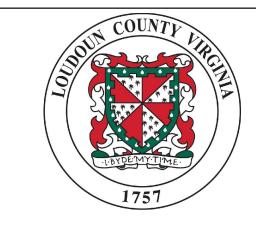
FOR INDEX OF SHEETS SEE SHEET 1B

THIS PROJECT WAS DEVELOPED UTILIZING AUTOCAD AND CARLSON DESIGN SOFTWARE.

Computer Identification No. (UPC 111470)



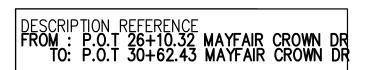
# COUNTY ROAD AND CONSTRUCTION PLANS WESTERN LOUDOUN PARK & RIDE

STATE	FEDERAL AID		SHEET			
STATE	PROJECT	ROUTE	E PROJECT			
VA.	CMAQ-5A01(859)		PRLO-053-178	1		
			SEE TABULATIONS BELOW FOR SECTION NUMBERS			

F	FUNCTIONAL CLASSIFICATION AND TRAFFIC DATA
MAYFAI	R CROWN DRIVE - RURAL COLLECTOR ROAD (GS-3)
	Fr: 10+00.00 To: 40+83.41
ADT 2017	2,100
ADT 2040	2,700
V (MPH)	<b>⊕</b> 40

♦ See Plan and Profile Sheets for horizontal and vertical curve design speed data

# PUBLIC HEARING PLANS APRIL 27, 2022



THE COMPLETE ELECTRONIC .TIF VERSION OF THE PLAN ASSEMBLY AS AWARDED, INCLUDING ALL SUBSEQUENT REVISIONS, WILL BE THE OFFICIAL CONSTRUCTION PLANS. FOR INFORMATION RELATIVE TO ELECTRONIC FILES AND LAYERED PLANS, SEE GENERAL NOTES.

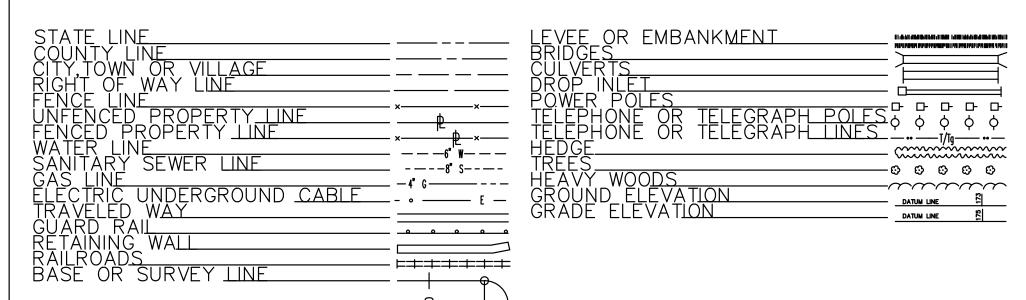
DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT.

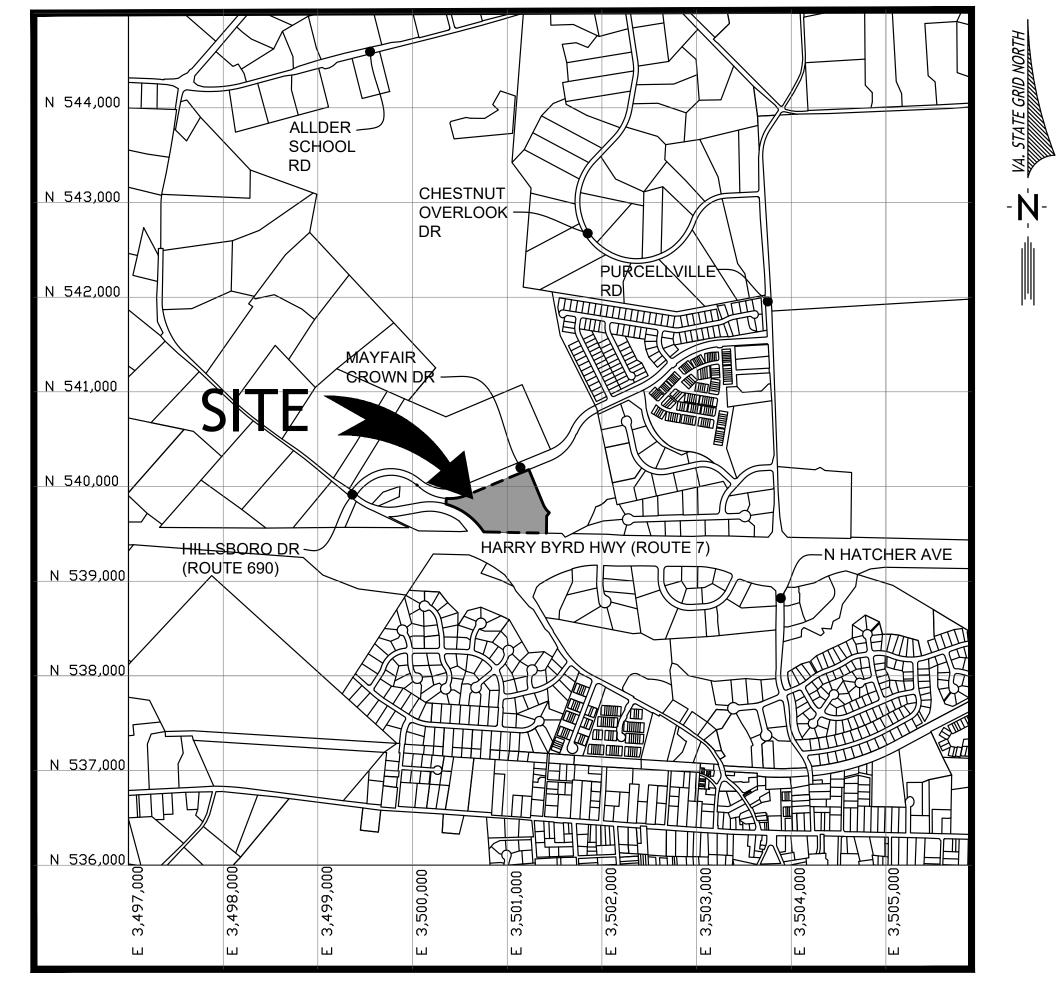
THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT'S 2016 ROAD AND BRIDGE SPECIFICATIONS, 2016 ROAD AND BRIDGE STANDARDS, 2009 MUTCD, 2011 VIRGINIA SUPPLEMENT TO THE MUTCD, 2011 VIRGINIA WORK AREA PROTECTION MANUAL AND AS AMENDED BY CONTRACT PROVISIONS AND THE COMPLETE ELECTRONIC PDF VERSION OF THE PLAN ASSEMBLY.

ALL CURVES ARE TO BE SUPERELEVATED, TRANSITIONED AND WIDENED IN ACCORDANCE WITH STANDARD TC-5.01U, EXCEPT WHERE OTHERWISE NOTED.

THE <u>ORIGINAL</u> APPROVED TITLE SHEET(S), INCLUDING ORIGINAL SIGNATURES, IS FILED IN THE VDOT CENTRAL OFFICE PLAN LIBRARY. ANY MISUSE OF ELECTRONIC FILES, INCLUDING SCANNED SIGNATURES, IS ILLEGAL AND ENFORCED TO THE FULL EXTENT OF THE LAW.

#### CONVENTIONAL SIGNS





1000 0 500 1000 2000 4000 ( IN FEET ) 1 INCH =1000 FEET

**GRAPHIC SCALE** 

STATE PROJECT	FEDERAL AID PROJECT NO.	TYPE	TYPE UPC CODE NO.	LENGTH INCLUDING BRIDGE(S)		LENGTH EXCLUDING BRIDGE(S)		TYPE PROJECT	DESCRIPTION	
NO.	I ROOLET NO.	OODL		FEET	MILES	FEET	MILES	TROOLOT		
78										
-17										
3-										
05										
Ī										
0										

LOUDOUN COUNTY POPULATION 412,814 (2019 CENSUS)

NOTE: PROJECT LENGTH BASED ON CONSTRUCTION BASELINE

RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION

DATE TITLE OF POSITION

(SIGNATURE)

NAME OF RESPONSIBLE LOCAL GOVERNMENT OFFICAL (TYPED)

LOCALLY ADMINISTERED PROJECTS

LOUDOUN COUNTY

(SIGNATURE)

NAME OF RESPONSIBLE LOCAL GOVERNMENT OFFICAL (TYPED)

DATE TITLE OF POSITION

RECOMMENDED FOR APPROVAL FOR CONSTRUCTION

Copyright 20 , Commonwealth of Virginia

PRLO-053-178 SHEET NO.

Call Ravised 12/11/12

NAGER LOUDOUI

Y, DATE DEWBE

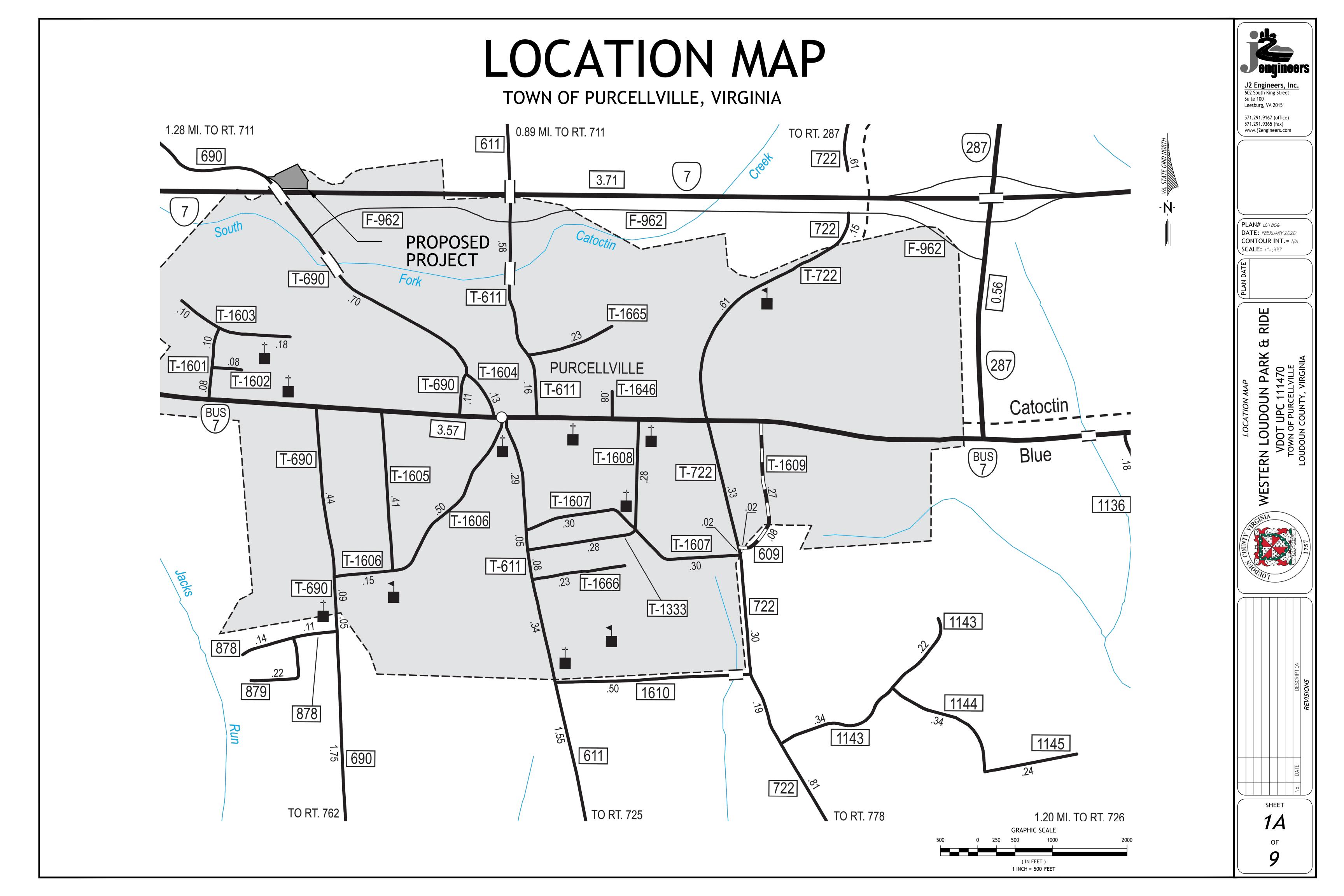
JZ ENGINEER

UTILITY BY, D

PROJECT MA SURVEYED E DESIGN BY SUBSURFACE

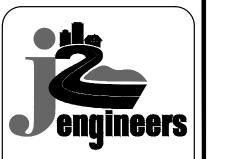
\$TIME\$STAMP\$

IANA BY,



# INDEX OF SHEETS

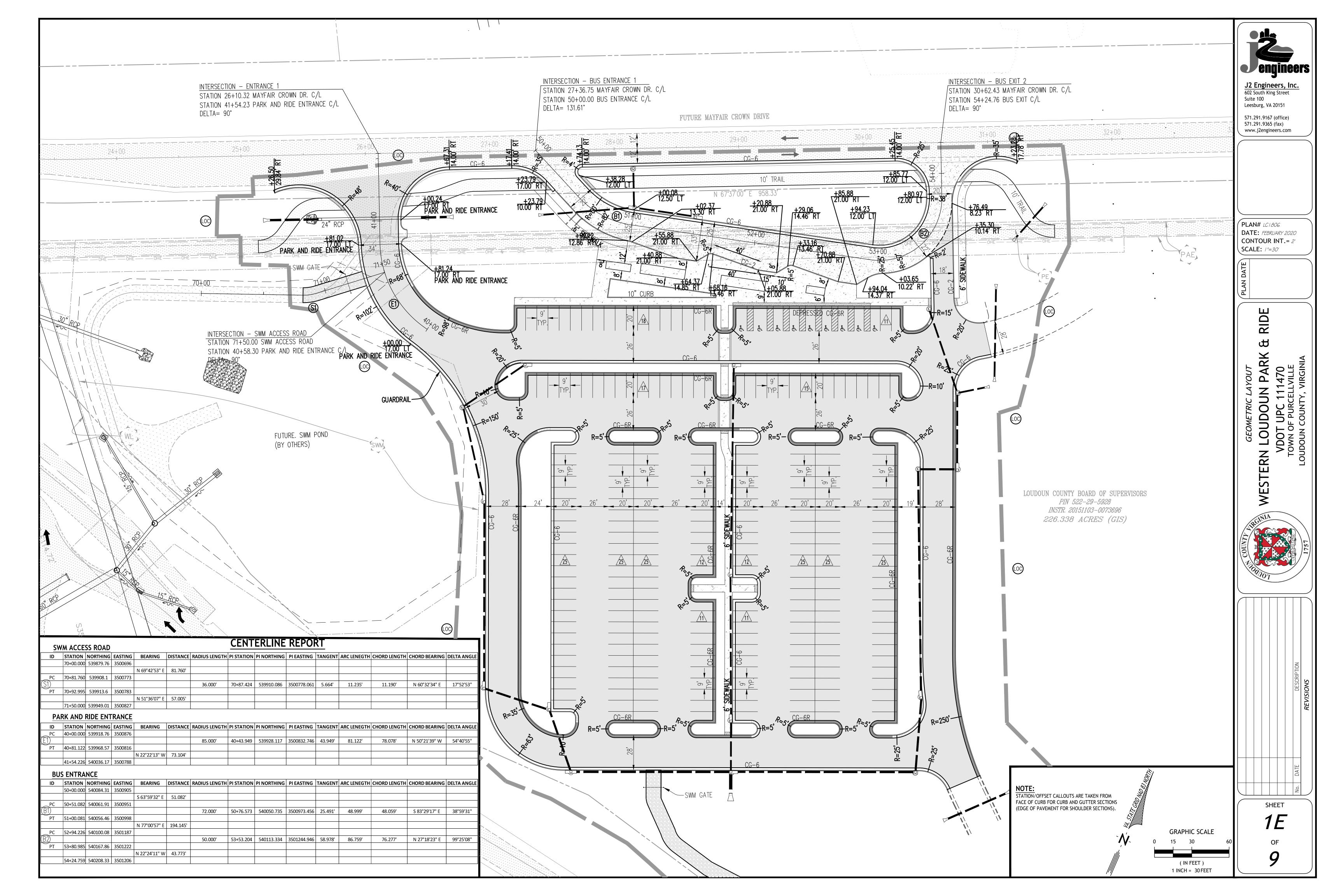
- 01 COVER
- 1A LOCATION MAP
- 1B INDEX OF SHEETS
- 1C REVISION DATA (NOT INCLUDED WITH THIS SUBMISSION)
- 1D SURVEY CONTROL (NOT INCLUDED WITH THIS SUBMISSION)
- 1E GEOMETRIC LAYOUT
- 1F AUTO TURN MOVEMENTS (NOT INCLUDED WITH THIS SUBMISSION)
- 1G- TMP/SOC (NOT INCLUDED WITH THIS SUBMISSION)
- 2 TYPICAL SECTIONS
- 2A GENERAL NOTES & DETAILS
- 2B GENERAL NOTES & DETAILS
- 3 GRADING PLAN
- 4 SIGHT DISTANCE PROFILE
- 5 ENTRANCE PRFOFILES
- 6 CURB RETURN PROFILES (NOT INCLUDED WITH THIS SUBMISSION)
- 7 UTILITIES & FIRE COVERAGE (NOT INCLUDED WITH THIS SUBMISSION)
- 8 STORM SEWER PROFILES (NOT INCLUDED WITH THIS SUBMISSION)
- 9 STORM SEWER COMPUTATIONS (NOT INCLUDED WITH THIS SUBMISSION)



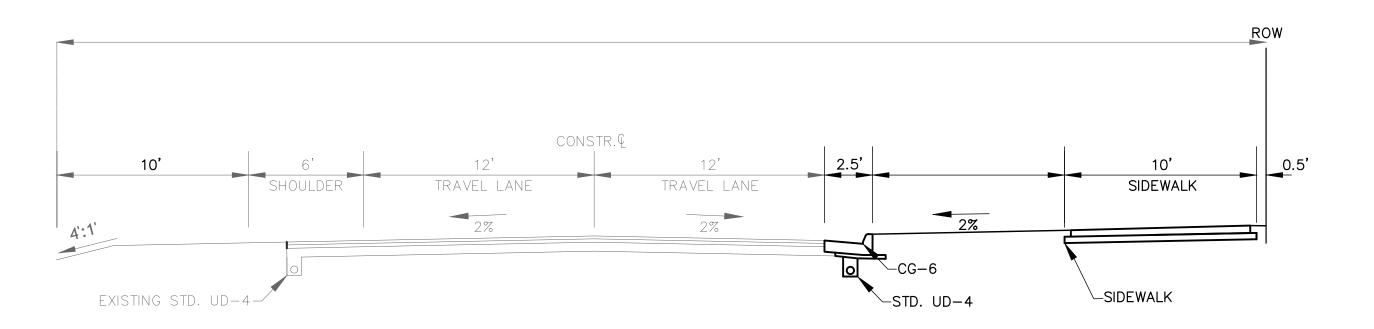
Leesburg, VA 20151

571.291.9167 (office) www.j2engineers.com

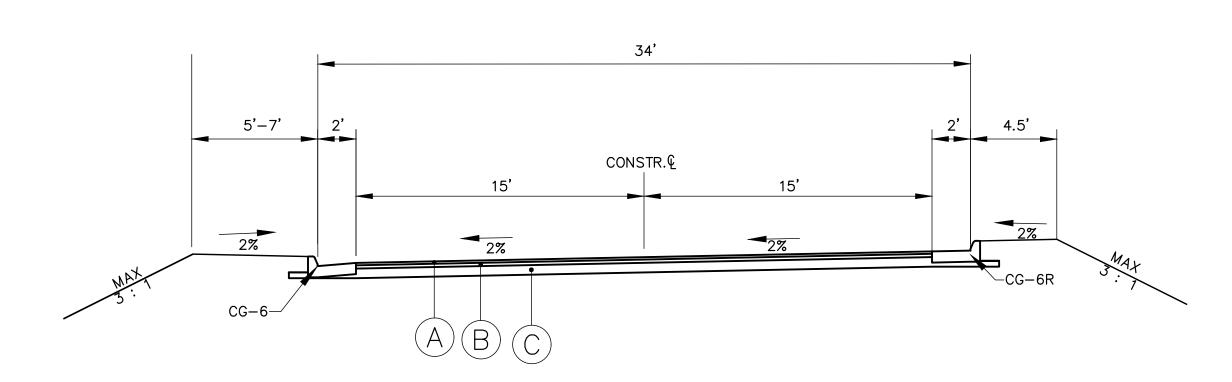
PLAN# 101806 DATE: FEBRUARY 2020 CONTOUR INT. = N/A



## MAYFAIR CROWN DRIVE



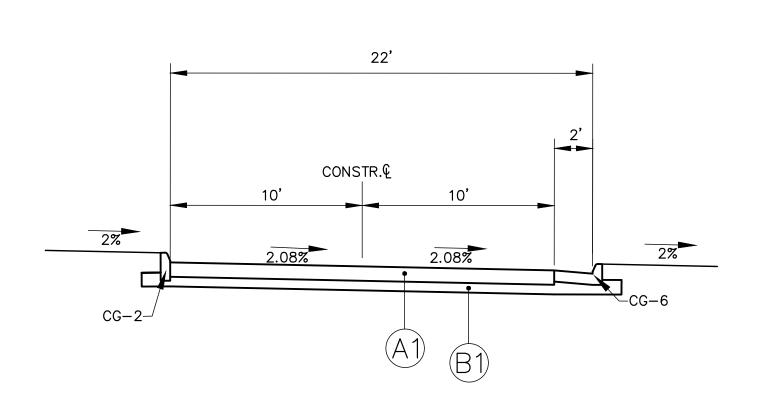
## ENTRANCE 1



- A 1.5" ASPHALT CONCRETE SURFACE COURSE

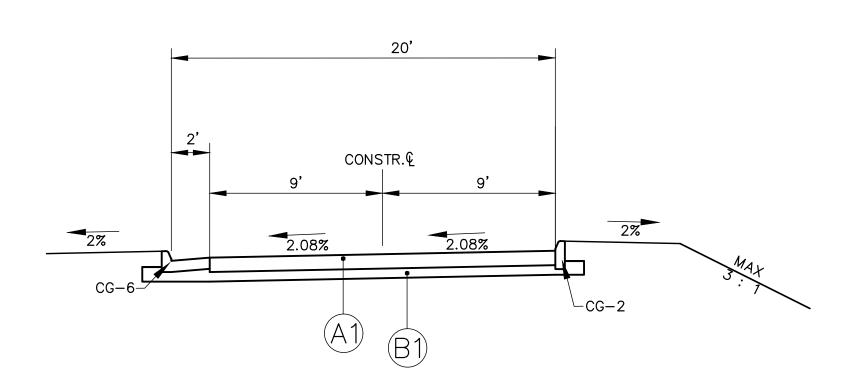
  TYPE SM-9.5A @ 165 LBS/ SQ.YD
- B 2" ASPHALT CONCRETE INTERMEDIATE COURSE
  TYPE IM-19.0A @ 220 LBS/SQ.YD
- O 6" AGGREGATE BASE MATERIAL TYPE I SIZE 21A

## BUS ENTRANCE 1



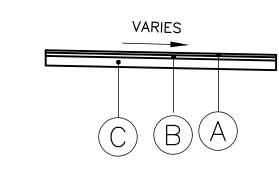
- (A1) 9" HYDRAULIC CEMENT CONCRETE PAVEMENT SURFACE STANDARD PR-2 WITH 15' TRAVERSE JOINT SPACING
- B1 6" AGGREGATE BASE MATERIAL, TYPE I, SIZE NO. 21B EXTENDED 1' BEHIND THE CURB AND GUUTER

## BUS EXIT 2



- A1 9" HYDRAULIC CEMENT CONCRETE PAVEMENT SURFACE STANDARD PR-2 WITH 15' TRAVERSE JOINT SPACING
- B1 6" AGGREGATE BASE MATERIAL, TYPE I, SIZE NO. 21B EXTENDED 1' BEHIND THE CURB AND GUUTER

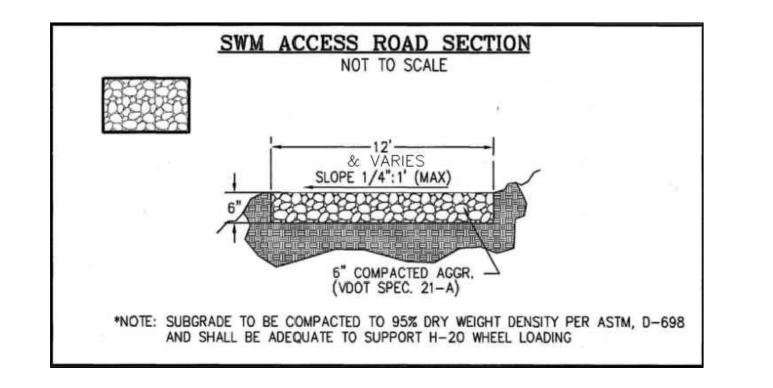
## PARK AND RIDE STALLS/ DRIVE AISLES PAVEMENT SECTION



- A 1.5" ASPHALT CONCRETE SURFACE COURS

  TYPE SM-9.5A @ 165 LBS/ SQ.YD
- B 2" ASPHALT CONCRETE INTERMEDIATE COURSE
  TYPE IM-19.0A @ 220 LBS/SQ.YD
- C 6" AGGREGATE BASE MATERIAL TYPE I SIZE 21A

## SWM ACCESS ROAD



engineers

J2 Engineers, Inc.

J2 Engineers, Inc.
602 South King Street
Suite 100
Leesburg, VA 20151

571.291.9167 (office) 571.291.9365 (fax) www.j2engineers.com

PLAN# LC1806
DATE: FEBRUARY 2020
CONTOUR INT.= N/A
SCALE: /"=5"

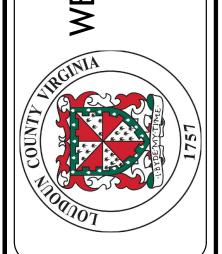
4 DAIE

ARK & RIDE 7.0

WESTERN LOUDOUN PARK 8

VDOT UPC 111470

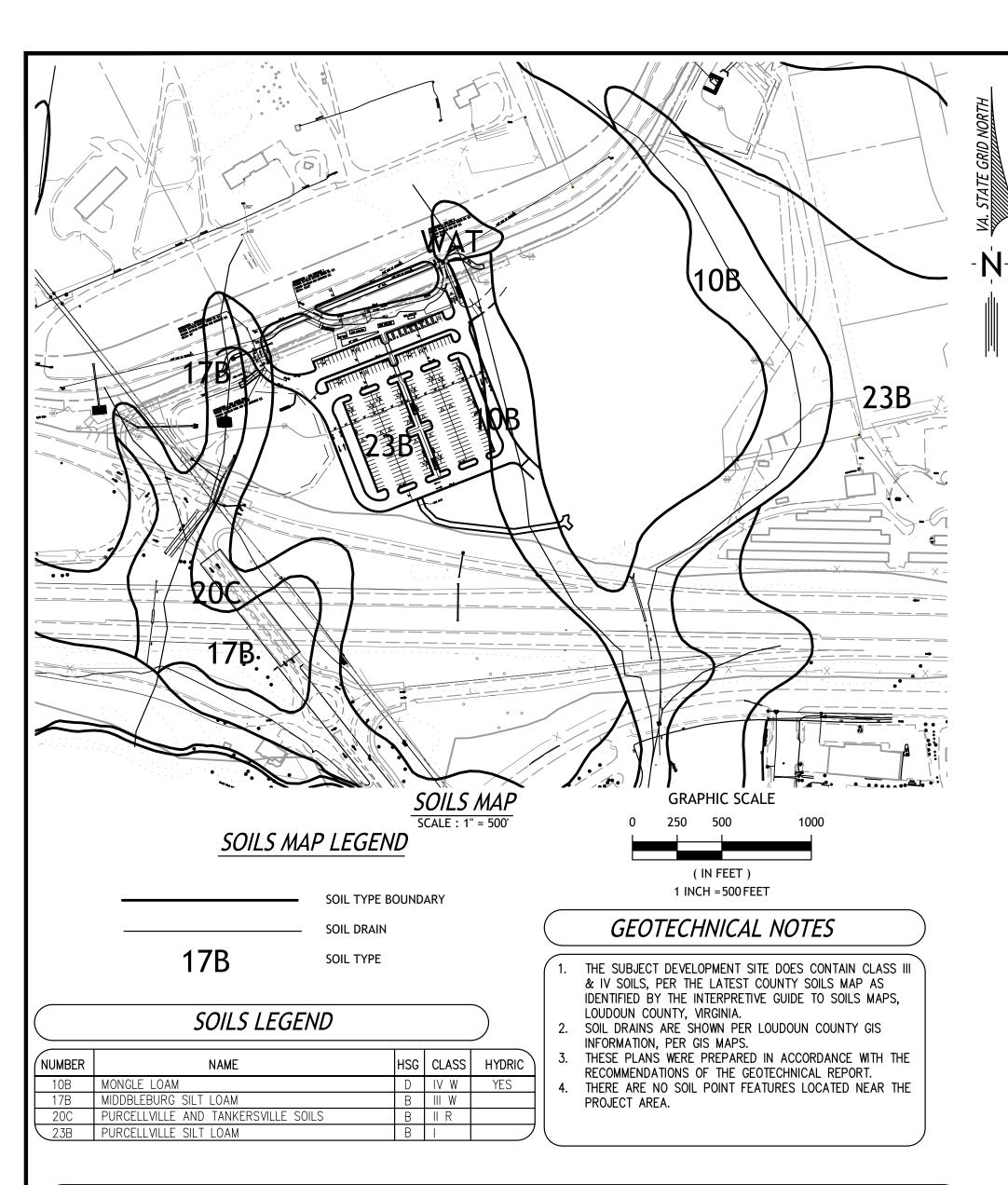
TOWN OF PURCELLVILLE



No. DATE DESCRIPTION

REVISIONS

SHEET 2



## STORMWATER MANAGEMENT (SWM) COMMENTS

AS-BUILT DRAWINGS OF STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR SHALL PROVIDE 'AS-BUILT' DRAWINGS OF ALL STORMWATER MANAGEMENT FACILITIES. THE 'AS-BUILT' DRAWINGS SHALL SHOW THE ACTUAL FINISHED GROUND CONTOURS, OUTLET STRUCTURE DIMENSIONS AND ELEVATIONS, ETC AS THEY EXIST AT THE COMPLETION OF THE PROJECT. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF VIRGINIA. ALL COSTS SHALL BE INCLUDED UNDER CONSTRUCTION SURVEYING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPOSED BMP'S ONCE ALL CONNECTIONS HAVE BEEN COMPLETED, AND DEPENDENT ON BMP TYPE, SHALL CERTIFY THAT THE BMP HAS BEEN MAINTAINED PER MANUFACTURER'S MAINTENANCE GUIDELINES, THE RELEVANT DEQ BMP SPECIFICATIONS, OR INDUSTRY STANDARDS, PRIOR TO TRANSFER TO LOUDOUN COUNTY.

WHEN INSTALLING THE STEPS AND TRASH RACK TO THE CONTROL STRUCTURE, THE CONTRACTOR SHALL ENSURE THAT THE STEPS AND TRASH RACK HINGED ACCESS DOOR ARE ORIENTED TO THE EMBANKMENT SIDE OF THE CONTROL STRUCTURE. AND ARE TO THE EXTENT POSSIBLE, IN DIRECT ALIGNMENT WITH

THE CONTRACTOR SHALL PROVIDE CERTIFICATION FROM AN INDEPENDENT SOURCE THAT THE PROPOSED BMP FACILITIES WERE CONSTRUCTED IN COMPLIANCE WITH THE APPLICABLE MINIMUM STANDARD(S) OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM GUIDELINE, THE STANDARDS AND SPECIFICATIONS APPLICABLE TO THE PROPOSED BMP TYPE AS DEFINED IN THE VIRGINIA STORMWATER BMP CLEARINGHOUSE, AND IN ACCORDANCE WITH THE APPROVED DESIGN. ALL COSTS SHALL BE INCLUDED UNDER CONSTRUCTION SURVEYING.

### NOTICE REQUIRED

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTACT "MISS UTILITY" AT 1-800-552-7001 OR 811 FOR THESE UTILITIES

COLONIAL PIPELINE CO. A.T.& T. CO. VIRGINIA ELECTRIC & POWER CO. FAIRFAX CO. WATER AUTHORITY COLUMBIA GAS TRANSMISSION CO. WASHINGTON GAS LIGHT CO. FAIRFAX CO. SAN. SEWER DIV. PRINCE WILLIAM FLEC. CO-OP TRANSCO GAS PIPELINE CO. PLANTATION PIPELINE CO. COLUMBIA GAS OF VIRGINIA C & P TELEPHONE CO.

**CONTACT THESE UTILITIES** 

CONTINENTAL TELEPHONE OF VIRGINIA

TRI-COUNTY ELEC. CO-OP 703-777-2151 LOUDOUN WATER 571-291-7880 FALLS CHURCH WATER SER. 703-241-5078 FAIRFAX CITY WATER SER. 703-385-7916

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

#### GENERAL NOTES

### **GENERAL NOTES**

1. THE SUBJECT APPLICATION CONSISTS OF THE FOLLOWING PARCELS OF LAND:

ACREAGE 222.55 AC 522-29-5928

- BOUNDARY AND NORTH MERIDIAN INFORMATION AS SHOWN HEREON ARE BASED ON A PRELIMINARY/RECORD PLAT OF "LOTS 1-4, NETWAY CENTER AT ASHBURN" AS RECORDED IN DEED BOOK 2021 AT PAGE 1030 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA, THE MOST RECENT INSTRUMENT RECORDED AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VA 2009 09 01-0060364.
- 3. THIS PROPERTY IS CURRENTLY ZONED X, TRANSITIONAL, PER THE TOWN OF PURCELLVILLE ZONING ORDINANCE.
- 4. THIS PROPERTY WILL HAVE A PROPOSED ZONING OF IP, INSTITUTIONAL AND PUBLIC USE, PER TOWN OF PURCELLVILLE ZONING ORDINANCE.
- 5. THE PROPOSED USE WITH THIS SPECIAL PERMIT APPLICATION IS PARKING LOT, COMMUTER.
- 6. THIS PROPERTY WILL BE SUPPLIED WITH PUBLIC WATER BY AN EXISTING ON SITE WATERLINE. THIS SITE WILL ALSO BE SUPPLIED WITH PUBLIC SANITARY SEWER BY AN EXISTING ON SITE SANITARY SEWER.
- 7. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- 8. PROPOSED FIRE HYDRANT COVERAGE WILL BE PROVIDED IN ACCORDANCE TO THE REQUIREMENTS WITHIN CHAPTER 38 OF THE TOWN OF PURCELLVILLE TOWN CODE.
- 9. BUFFER YARDS AND LANDSCAPING WILL BE IN ACCORDANCE WITH ARTICLE 7 OF THE TOWN OF PURCELLVILLE
- 10. SITE SIGNAGE SHALL COMPLY WITH SECTION ARTICLE 6; SEC. 3 OF THE TOWN OF PURCELLVILLE ZONING ORDINANCE., UNLESS OTHERWISE NOTED.
- 11. NO TITLE REPORT HAS BEEN FURNISHED. THE DRAWINGS MAY NOT INDICATE ALL EASEMENTS OF RECORD.
- 12. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON SURVEY INFORMATION PROVIDED BY DEWBERRY. THE CONTOUR INTERVAL EQUALS ONE (1) FOOT ON VERTICAL DATUM NGVD 29.
- 13. SOILS INFORMATION SHOWN HEREON IS TAKEN FROM DIGITAL MAPS PROVIDED BY LOUDOUN COUNTY.
- 14. THE SUBJECT PROPERTY CONTAINS ONE EXISTING POLLUTION SOURCE AS IDENTIFIED ON THE LOUDOUN COUNTY WEB LOGIS, HOWEVER IT IS NOT IN THE SUBJECT APPLICATION AREA.

#### **VDOT GENERAL NOTES**

#### REVISED 10/15/2019

- 1. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF (SELECT ONE):
- □ VDOT SECONDARY STREET ACCEPTANCE REQUIREMENTS (SSAR 24VAC-30-92 EFFECTIVE FEBRUARY 1, 2012 AND VDOT ROAD DESIGN MANUAL APPENDIX B1)
- □ VDOT SECONDARY STREET ACCEPTANCE REQUIREMENTS (SSAR 24VAC-30-92 EFFECTIVE FEBRUARY 1, 2012 AND VDOT ROAD DESIGN MANUAL APPENDIX B2 AS APPROVED FOR USE IN DESIGNATED HIGH DENSITY DEVELOPMENT AREAS).
- VDOT ROAD DESIGN MANUAL APPENDIX C, RURAL AND URBAN GEOMETRIC DESIGN STANDARDS EFFECTIVE AT THE TIME OF VDOT RECOMMENDED PLAN APPROVAL:
- LIST STANDARD USED: GS-\_ 2. VDOT APPROVED EXCEPTIONS/WAIVERS (MUST BE INCORPORATED IN THE PLAN):
- ACCESS MANAGEMENT DATE OF APPROVAL: \_\_\_ SSAR - DATE OF APPROVAL:
- DESIGN WAIVER DATE OF APPROVAL:
- OTHER: \_\_\_\_\_\_.DATE OF APPROVAL: \_ 3. SSAR CONNECTIVITY SUMMARY (PROVIDE A CHECK MARK WHERE APPLICABLE OR WRITE N/A):
- CONNECTIONS IN MULTIPLE DIRECTIONS (FIRST CONNECTION MUST BE TO A VDOT MAINTAINED ROAD, THE SECOND CONNECTION MAY EITHER BE TO A VDOT ROAD OR TO A STUB OUT)
- STUB OUT CONNECTION (THE PROP. RIGHT OF WAY TERMINATES AT PARCEL ABUTTING THE DEVELOPMENT AND CONSISTS OF A SHORT SEGMENT THAT IS INTENDED TO SERVE CURRENT AND FUTURE DEVELOPMENT; THE APPLICANT MUST VERIFY THAT CONNECTION WITH A
- NETWORK ADDITIONS PROVIDING DIRECT ACCESS TO (i) MORE THAN 200 DWELLING UNITS OR (ii) LOTS WHOSE TRIP GENERATION IS EXPECTED TO BE OVER 2,000 VPD MAY BE ACCEPTED INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS IF THE NETWORK ADDITION PROVIDES AN ADDITIONAL EXTERNAL CONNECTION BEYOND THAT REFERENCED ABOVE. 4. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE CURRENT EDITIONS OF AND LATEST REVISIONS OF THE VIRGINIA DEPARTMENT OF
- TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS, THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE STATE, FEDERAL OR LOCAL REGULATIONS. IN CASE OF A DISCREPANCY OR CONFLICT BETWEEN THE STANDARDS OR SPECIFICATIONS AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN. 5. ALL RIGHT OF WAY DEDICATED TO PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
- 6. ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSE, PRIOR TO CONSTRUCTION. 7. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT
- CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT OF WAY.
- 8. OPEN CUTTING OF PAVED OR SURFACE TREATED ROADS IS NOT PERMITTED. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING STREETS ARE TO BE BORED OR JACKED. ANY EXCEPTIONS, DUE TO EXTENUATING CIRCUMSTANCES, ARE TO BE ADDRESSED AT THE PERMIT STAGE. 9. THE PAVEMENT DESIGN IS BASED ON AN ASSUMED CBR VALUE OF 10 (USE CBR VALUE OF 6 IN LOUDOUN CO). SOIL TESTS OF SUBGRADE MUST BE SUBMITTED FOR THE ACTUAL DETERMINATION OF THE REQUIRED THICKNESS OF THE PAVEMENT INCLUDING LAYERS OF ASPHALT AND
- 10 PAVEMENT DESIGN SHALL BE PROVIDED IN ACCORDANCE WITH THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA. FOR PRIMARY ROADS AND INTERSTATE HIGHWAYS WHERE TRUCK TRAFFIC EXCEEDS 5%, PAVEMENT DESIGN SHALL BE PROVIDED IN ACCORDANCE WITH AASHTO GUIDELINES. TYPICAL PAVEMENT SECTIONS SHALL DEPICT THE TOP 6" OF THE SUBGRADE IMMEDIATELY UNDER
- THE PAVEMENT STRUCTURE COMPACTED TO 100% OF THE THEORETICAL MAXIMUM DRY DENSITY. 11. ALL UNTREATED AGGREGATE USED IN BASE OR SUBBASE COURSES SHALL BE 21B, EXCEPT ON ROADS WITH ADT OF 1000 VPD OR LESS,
- WHERE 21A AGGREGATE MAY BE USED. WHEN 21B AGGREGATE IS USED, UD-4 UNDERDRAINS MUST BE PROVIDED. 12. A 4" (MIN.) LAYER OF STONE IS REQUIRED BENEATH CURB AND GUTTER (MAY BE SHOWN ON TYPICAL SECTION IN LIEU OF A NOTE). 13. THE ENTIRE SURFACE OF THE ROADWAY (OLD AND NEW PORTIONS) SHALL BE OVERLAID AND RE-STRIPED AS REQUIRED BY VDOT PERSONNEL.
- OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1.25" DEPTH; ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE DEVELOPER. 14. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY.
- 15. ASPHALT PAVEMENT WIDENING SHALL CONFORM TO VDOT STANDARDS WP-2. 16. ANY TYPE OF REVERSE CURB (SPILL CURB, CG-6R, ETC.) AND TRANSITION TO THESE CURBS SHALL NOT BE USED WITH THE PUBLIC RIGHT
- 17. THE COUNTY/TOWN SHALL OBTAIN A PERMIT FOR ALL SIDEWALKS WITHIN THE RIGHT OF WAY THAT DO NOT QUALIFY FOR VDOT MAINTENANCE. 18. ADDITIONAL DITCH LININGS OR SILTATION AND EROSION CONTROL MEASURES SHALL BE PROVIDED, AT THE DEVELOPER'S EXPENSE, AS
- DETERMINED NECESSARY BY VDOT AND/OR THE COUNTY/TOWN DURING FIELD REVIEW. ALL COSTS SHALL BE ASSUMED BY THE DEVELOPER. 19. STANDARD GUARDRAILS AND/OR HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FIELD REVIEW BY THE
- COUNTY/TOWN INSPECTOR OR VDOT. 20.A LANDSCAPING AND IRRIGATION SYSTEM PLAN SHALL BE SUBMITTED FOR VDOT APPROVAL PRIOR TO INSTALLING ANY LANDSCAPING AND
- IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT OF WAY.
- 21. FLOWERS, SHRUBS, TREES, AND IRRIGATION SHALL NOT BE PLACED WITHIN THE STATE MAINTAINED RIGHT OF WAY LIMITS WITHOUT AN APPROVED SET OF PLANS AND AN APPROVED PLANTING AGREEMENT. NO IRRIGATION (SPRINKLER) SYSTEMS, BRICK COLUMNS, END WALLS, AND/OR BRICK MAILBOXES WILL BE CONSTRUCTED OR INSTALLED WITHIN STATE MAINTAINED RIGHT OF WAY LIMITS WITHOUT A PERMIT. ANY OF THE ABOVE ITEMS FOUND IN THE RIGHT OF WAY WITHOUT A PERMIT WILL BE REMOVED, AND ALL COSTS OF THE REMOVAL WILL BE BORNE
- BY THE OWNER AND/OR DEVELOPER. 22.TRAFFIC CONTROL DÉVICES OR ADVISORY SIGNS, SUCH AS MULTIWAY STOPS, SPEED LIMITS, WATCH FOR CHILDREN, PEDESTRIAN TRAFFIC ETC., SHALL NOT BE INSTALLED UNLESS SPECIFICALLY APPROVED BY VDOT TRAFFIC ENGINEERING SECTION. SHOULD UNAPPROVED SIGNS BE NOTED AT THE TIME OF VDOT INSPECTION, THE ROAD ACCEPTANCE PROCESS SHALL BE TERMINATED IMMEDIATELY AND NOT RECOMMENCED UNTIL A DETERMINATION IS MADE REGARDING THE APPROVAL OF ANY ADDITIONAL SIGNS. IMMEDIATE REMOVAL OF SUCH SIGNS SHALL NOT NEGATE
- THE NEED FOR THE SUBMISSION OF A REVISION. 23.A SPEED STUDY CERTIFIED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR VDOT APPROVAL PRIOR TO THE STREET ACCEPTANCE FOR ANY ROAD TO BE POSTED OTHER THAN THE STATUTORY SPEED LIMIT.
- 24. THE DEVELOPER IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. THE DEVELOPER SHALL SUBMIT A SIGNING, STRIPING AND/OR SIGNALIZATION PLAN TO THE VDOT LAND DEVELOPMENT SECTION PRIOR TO PERMIT APPLICATION. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF
- ANY PAVEMENT COURSE WITHOUT AN APPROVED STRIPING PLAN. 25. THE DEVELOPER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION WHICH WILL
- BE NECESSARY AS A RESULT OF DEVELOPMENT OF THIS SITE. 26.DURING CONSTRUCTION, THE MAINTENANCE OF TRAFFIC SHALL CONFORM TO THE REQUIREMENTS IN THE MOST RECENT VERSION OF THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MUTCD.

### PLAN STATUS

DESCRIPTION DATE XX/XX/XX 30% SUBMISSION

PROPOSED CONTOURS

PROPOSED CG-12

PARKING COUNT

REVERSIBLE

**EASEMENT** 

---- PROPOSED WATER LINE EASEMENT

PARKING TABULATIONS

PROPOSED STANDARD VEHICLE PARKING:

PROPOSED HANDICAP PARKING:

TOTAL PROPOSED PARKING:

PROPOSED HANDICAP (VAN ACCESSIBLE) PARKING:

EASEMENT LEGEND

PROPOSED SPOT ELEVATION

PROPOSED CURB & GUTTER

PROPOSED BUS SHELTER

PROPOSED BIKE RACK

PROPOSED GUARDRAIL

- EXISTING POWER EASEMENT

EXISTING STORM WATER MANAGEMENT

EXISTING WATER LINE EASEMENT

EXISTING PUBLIC ACCESS EASEMENT

PROPOSED STORM DRAIN EASEMENT

248 SPACES

2 SPACES

7 SPACES

257 SAPCES

PROPOSED CURB & GUTTER

PROPOSED STORM STRUCTURE LABEL

**LEGEND** 

EXISTING TREELINE

PROPOSED STORM DRAIN

EXISTING TREE

**GRADING** 

----EXISTING EGDE OF PAVEMENT

EXISTING PAVEMENT

PROPOSED GRAVEL

PROPOSED TRAIL

**ZONING ORDINANCE** 

EXISTING ZONING:

MINIMUM SETBACKS

PROPOSED ZONE:

PROPOSED USES:

MINIMUM SETBACKS

FRONT:

SIDE:

SIDF:

RECREATIONAL

FRONT:

SIDE:

REAR:

MINIMUM LOT AREA: 3 A.C

LENGTH/WIDTH RATION: <3.5W

MINIMUM LOT WIDTH: 200'

MAX BUILDING HEIGHT: 35'

MINIMUM LOT AREA: N/A

MINIMUM LOT WIDTH: N/A

LENGTH/WIDTH RATION: N/A

MAX BUILDING HEIGHT: N/A

EXISTING USE:

TOWN OF PURCELLVILLE

X,TRANSITIONAL

35' (55' FROM STREET CENTERLINE)

IP, INSTITUTIONAL AND PUBLIC USE

PARKING LOT, COMMUTER AND

FACILITIES, PUBLIC

N/A

N/A

VACANT

PROPOSED SIDEWALK

PROPOSED PAVEMENT

PROPOSED BUS PAVEMENT

PAVEMENT HATCH LEGEND

PROPOSED LIMITS OF CLEARING &

- EXISTING OVERHEAD ELECTRIC

EXISTING CONTOURS

J2 Engineers, Inc. 602 South King Street Suite 100

571.291.9167 (office) 571.291.9365 (fax) www.j2engineers.com

Leesburg, VA 20151

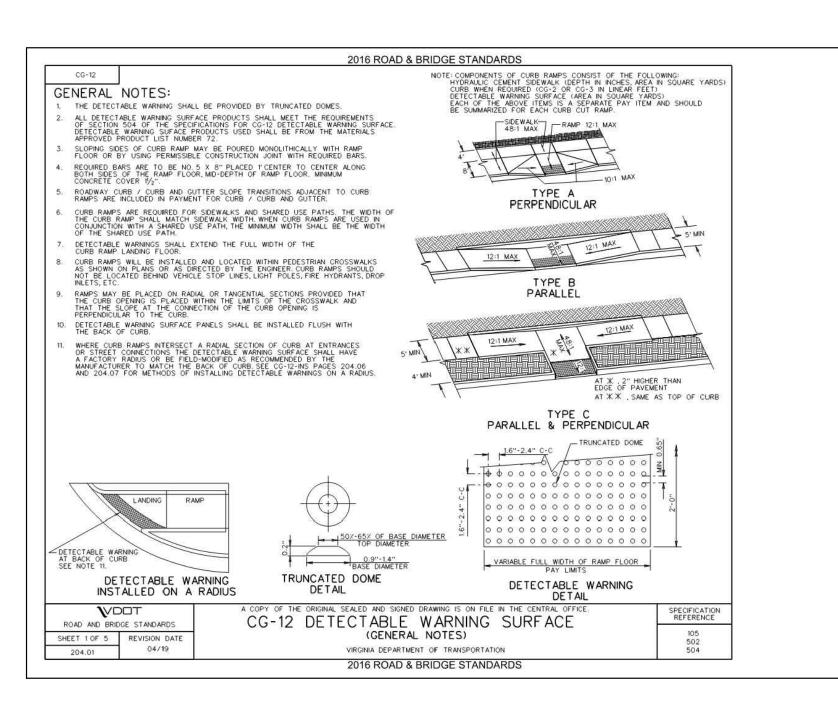
PLAN# 101806 DATE: FEBRUARY 2020

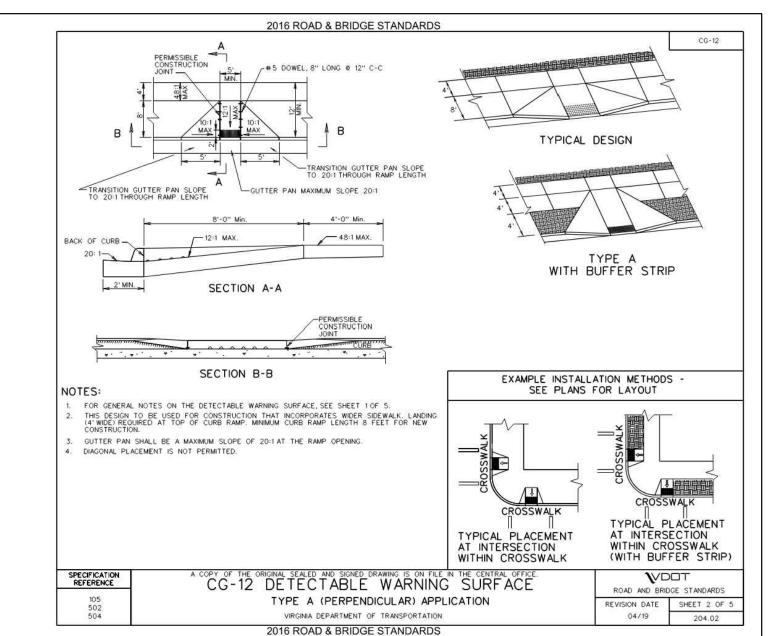
CONTOUR INT. = N/A SCALE: AS SHOWN

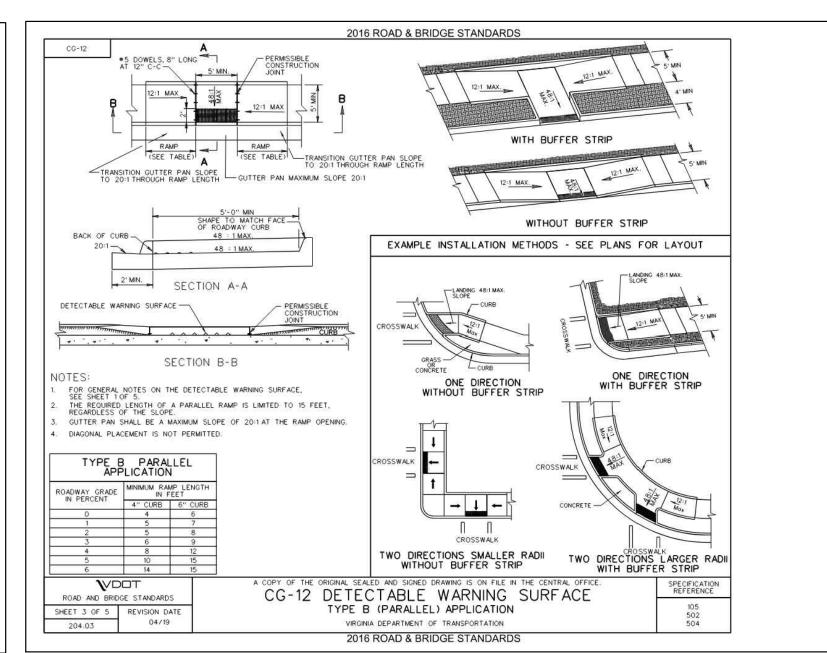
RD **PARK** 

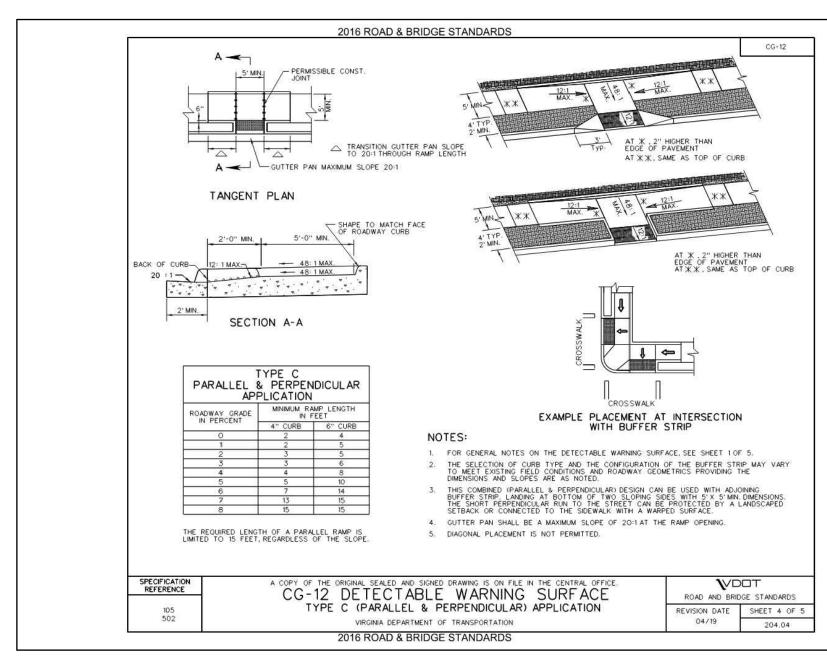
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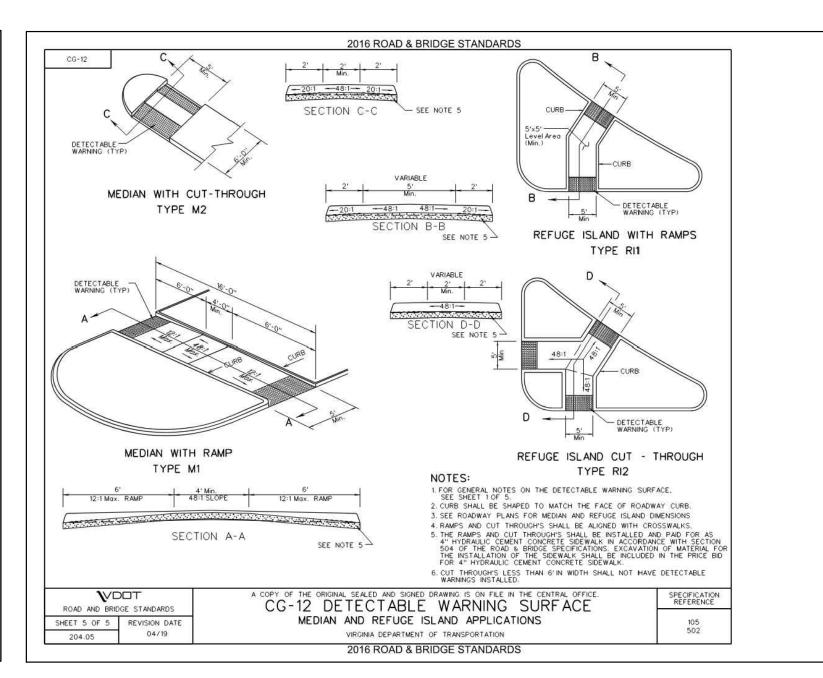
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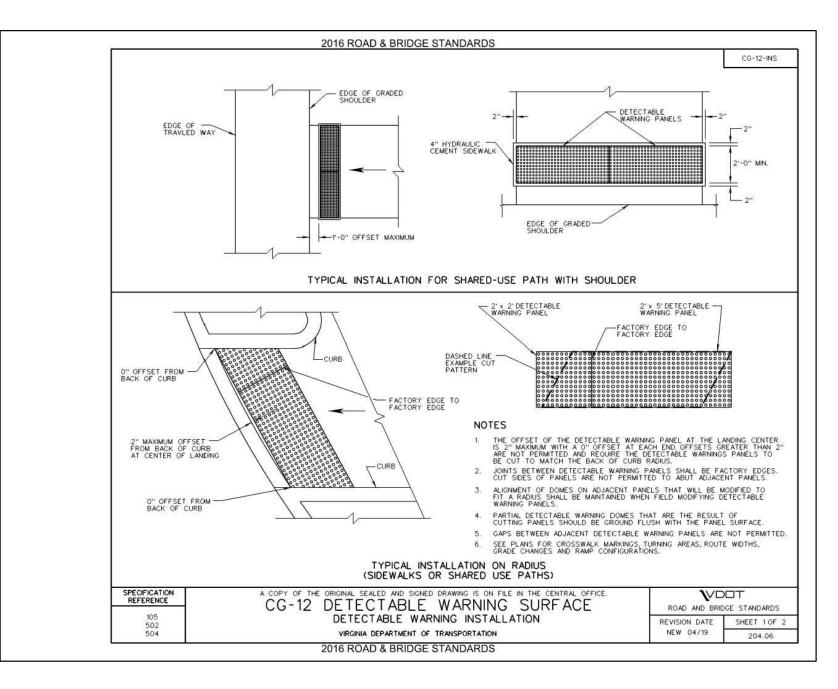


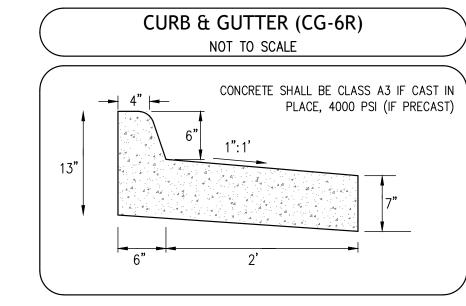


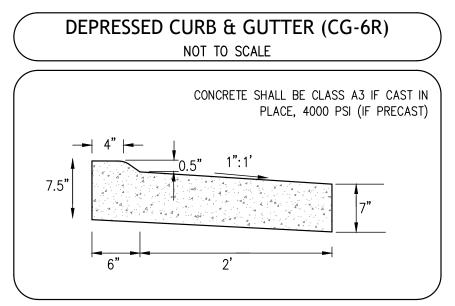


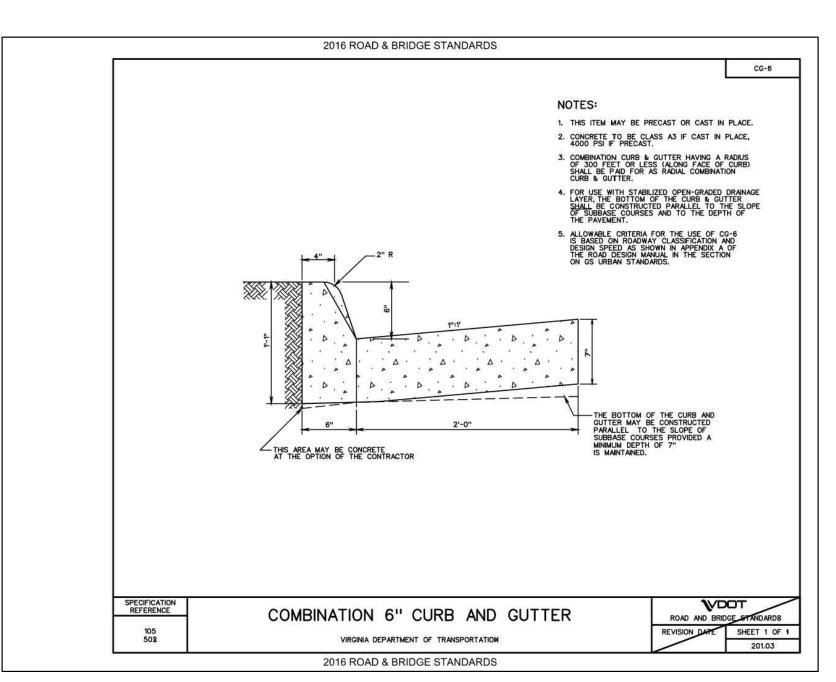


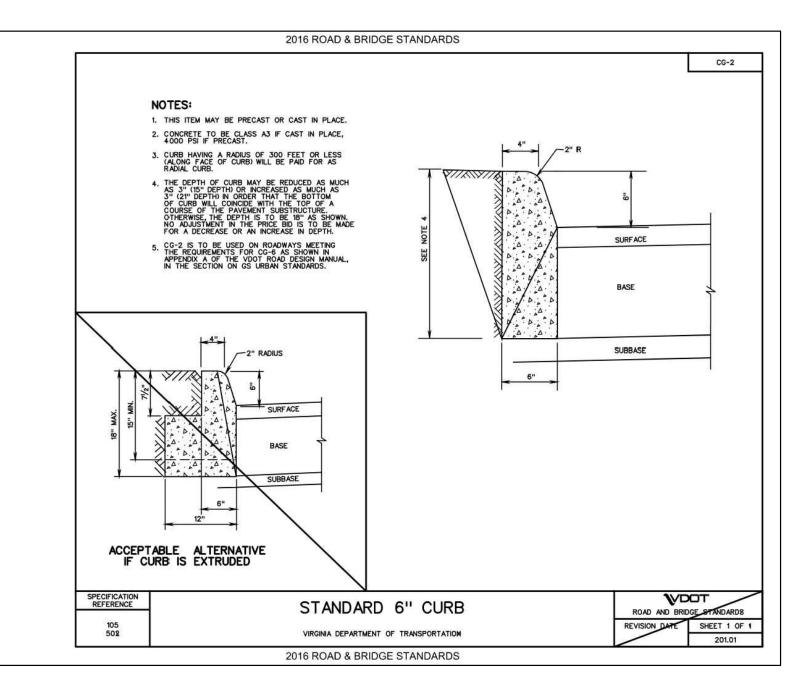














J2 Engineers, Inc. 602 South King Street Suite 100

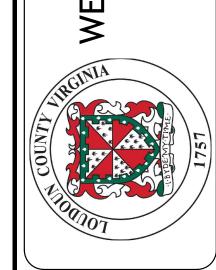
Leesburg, VA 20151 571.291.9167 (office) 571.291.9365 (fax) www.j2engineers.com

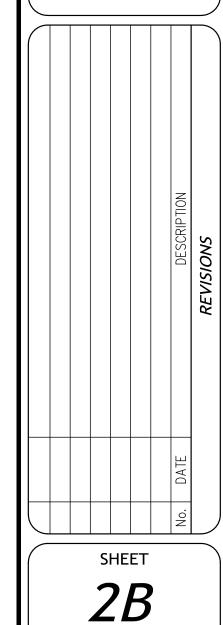
PLAN# 101806 DATE: FEBRUARY 2020

CONTOUR INT. = N/A SCALE: AS SHOWN

RID **PARK** 

LOUDOUN INIA





OF

